



Cabinet **ALPES AZUR**

Tél. 04 93 201 000
alpesazur.com

420 000 €

Buying apartment

3 rooms

Surface : 82 m²

Surface of the living : 32 m²

Year of construction : 1974

Exposition : SUD OUEST et NORD

View : Mer panoramique

Hot water : Collective

Inner condition : to renovate

Standing : GOOD

Building condition : CORRECT

Features :

Lift, Position dominante, Secured residence, Gardien, Piscine, Triple exposure, Double room, Salle de Bain fenêtre, Vue mer féérique sans vis..., Lumineux, Ensoleillé, Visitors parking

2 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

1 parking

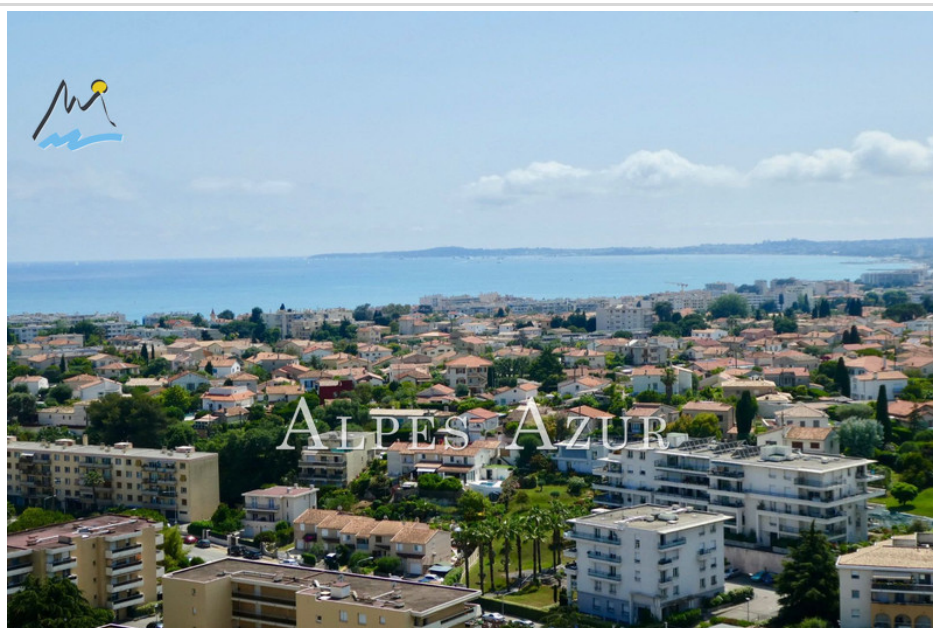
1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

17/06/2025 - Prix T.T.C



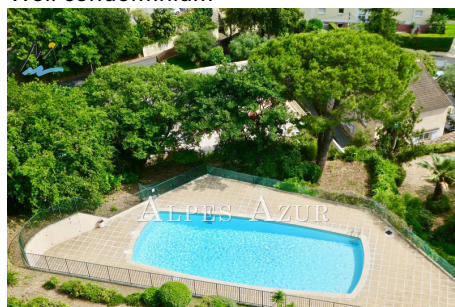
Apartment 12974 Cagnes-sur-Mer

MAGICAL SEA VIEW from CAP FERRAT to CAP d'ANTIBES in a dominant position on the VAL FLEURI sector in CAGNES sur MER, our agency invites you to discover this vast 3/4 rooms on the penultimate corner floor in a secure residence with Caretaker and Swimming Pool, it benefits from a triple exposure offering to the south a panoramic sea view and to the North a relaxing green view without vis-à-vis, the interiors in their original state favor a renovation to the taste of each, the double living room opens onto the sunny terrace, a real belvedere and gives the possibility of creating a 3rd bedroom, the independent kitchen benefits from a pleasant loggia, the 2 comfortable bedrooms are separated by a bathroom and a shower room each integrating a toilet, a cellar and a secure covered parking complete this property exuding a real quality of life, 420,000 euros, fees payable by the Seller, Properties subject to the status of co-ownership, Cabinet ALPES AZUR Immobilier www.alpesazur.com, The apartment sales specialist 04.93.20.10.00

Fees and charges :

Annual current expenses 3 720 €

Well condominium



Cabinet ALPES AZUR Immobilier - 4 avenue de Nice - 06800 CAGNES sur MER

Tél. 04 93 20 10 00 - Fax 04 93 22 48 70 - info@alpesazur.com

Carte professionnelle CPI n° 0605 2016 000 006 924 CCI NICE COTE D'AZUR - RCS ANTIBES B 339 591 190

SIRET 339 591 190 00030 - Sarl au Capital de 39.636 € - Code NAF 6831Z -Garanties financières MONTE PASCHI BANQUE

Assurance RCP AXA FRANCE IARD, 313 Terrasse de l'Arche, 92000 NANTERRE

